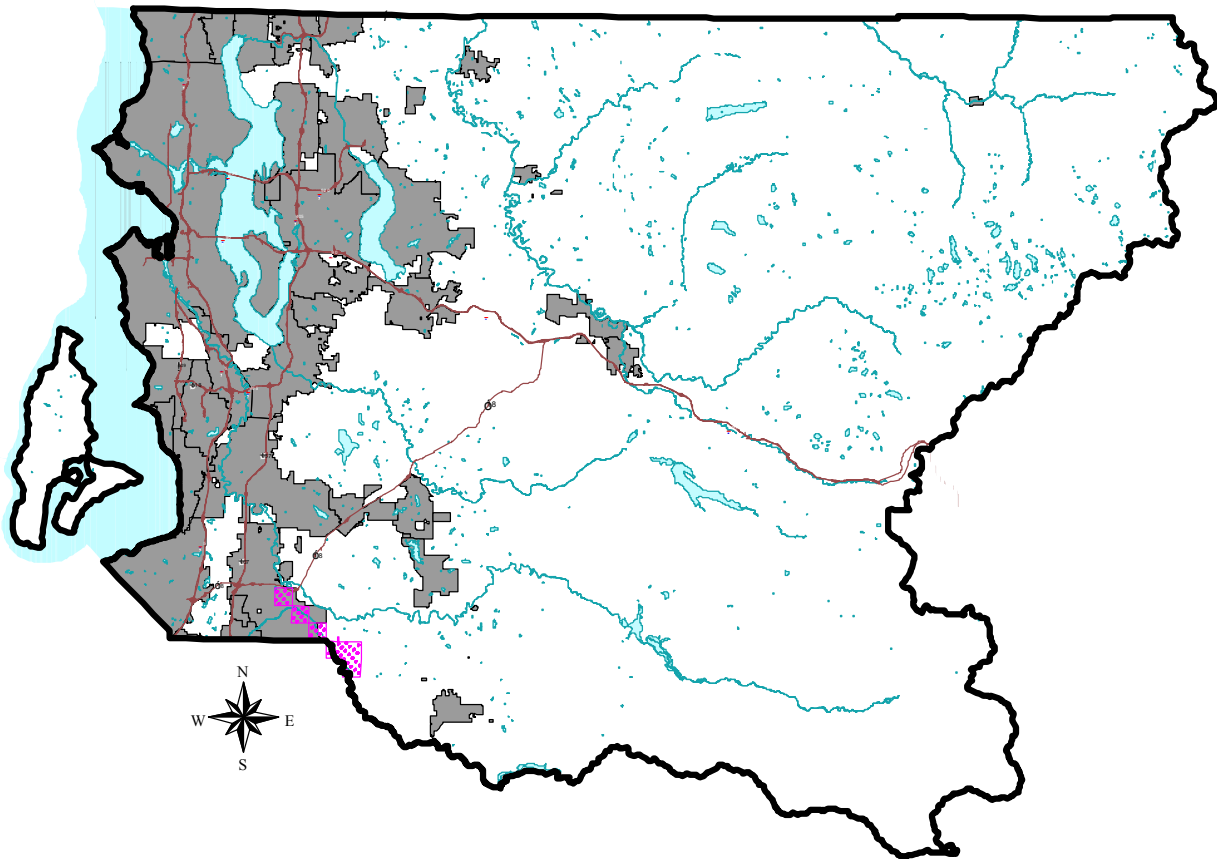


## IV. King County At Large

This chapter provides tables covering King County as a whole. Several updated measures of King County's economic, demographic and housing status are available only on a countywide basis. Other information such as building permits, are available for cities as well as the county, and can be found in Chapter V, King County's Cities. Countywide indicators from the Benchmarks program are in Chapter II, Benchmarks.

Beginning on page 46, a five-page section breaks down selected countywide indicators into four subcounty areas: SeaShore, East, South and Rural. The map on page 47 sketches the locations of these subareas.



## Population Trend and Household Forecast King County 1980 - 2022

### Population and Household Trend King County 1980-2006

Population:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2006 Estimate
Cities	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887	1,387,261	1,431,500	1,468,230
Unincorporated	503,087	513,257	540,900	507,226	431,910	404,913	349,773	356,800	367,070
<b>King County</b>	<b>1,269,898</b>	<b>1,507,305</b>	<b>1,564,486</b>	<b>1,599,500</b>	<b>1,628,800</b>	<b>1,665,800</b>	<b>1,737,034</b>	<b>1,788,300</b>	<b>1,835,300</b>

Households:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2006 Estimate
Cities	324,145	431,744	441,800	463,000	507,000	537,000	584,974	607,000	623,200
Unincorporated	173,118	184,048	193,200	180,000	153,000	143,000	125,942	128,000	131,800
<b>King County</b>	<b>497,263</b>	<b>615,792</b>	<b>635,000</b>	<b>643,000</b>	<b>660,000</b>	<b>680,000</b>	<b>710,916</b>	<b>735,000</b>	<b>755,000</b>

### Population and Household and Forecast King County 2000 - 2022

King County <u>POPULATION</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
Total Population	1,507,300	1,737,000	2,048,500	+ 311,500
Urban Population in Households	1,562,600	1,844,600		+ 282,000

King County <u>HOUSEHOLDS</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
<b>URBAN:</b>	<b>576,800</b>	<b>662,900</b>	<b>814,800</b>	<b>+ 151,900</b>
Cities	431,700	584,900	723,400	+ 138,500
Unincorporated	145,100	78,000	91,400	+ 13,400
<b>RURAL:</b>	<b>39,000</b>	<b>48,000</b>	<b>54,000</b>	<b>+ 6,000</b>
<b>KING COUNTY TOTAL</b>	<b>615,800</b>	<b>710,900</b>	<b>868,800</b>	<b>+ 157,900</b>

**Note:** The term forecast refers to a prediction based on past trends. The year 2022 household forecast was derived from a population forecast prepared by OFM in 2002. That forecast predicted a Countywide increase of about 311,500 persons between 2000 and 2022. No official OFM population forecast is available for cities or other subcounty areas.

**Source:** U S Census 1980, 1990, 2000; Washington State Office of Financial Management; Countywide Planning Policies.

## Population by Age

### King County, 1990 and 2000

Age	<u>1990 Census</u>		<u>2000 Census</u>		<u>1990 - 2000</u>	
	Persons	%	Persons	%	Change	
<b>0 - 4</b>	104,924	7.0%	105,321	6.1%	397	0.4%
<b>5 - 9</b>	98,828	6.6%	111,162	6.4%	12,334	12.5%
<b>10 - 14</b>	87,519	5.8%	109,992	6.3%	22,473	25.7%
<b>15 - 19</b>	87,664	5.8%	108,261	6.2%	20,597	23.5%
<b>20 - 24</b>	113,613	7.5%	116,597	6.7%	2,984	2.6%
<b>25 - 34</b>	300,762	20.0%	294,443	17.0%	(6,319)	-2.1%
<b>35 - 44</b>	270,094	17.9%	308,823	17.8%	38,729	14.3%
<b>45 - 54</b>	162,636	10.8%	259,136	14.9%	96,500	59.3%
<b>55 - 59</b>	58,707	3.9%	83,442	4.8%	24,735	42.1%
<b>60 - 64</b>	55,480	3.7%	58,085	0.03	2,605	4.7%
<b>65 - 74</b>	97,622	6.5%	88,884	5.1%	(8,738)	-9.0%
<b>75 - 84</b>	52,420	3.5%	68,348	3.9%	15,928	30.4%
<b>85+</b>	17,050	1.1%	24,540	1.4%	7,490	43.9%
<b>Total</b>	<b>1,507,319</b>	<b>100.0%</b>	<b>1,737,034</b>	<b>100.0%</b>	<b>229,715</b>	<b>15.2%</b>

Source: US Census, 1990 and 2000.

## Population by Race King County

	<u>2000 Census</u>	
	Persons	%
<b><u>Non-Hispanic</u></b>	<b>1,641,792</b>	<b>94.5%</b>
<i>White</i>	1,275,127	73.4%
<i>African American</i>	91,798	5.3%
<i>Asian</i>	186,615	10.7%
<i>Pacific Islander</i>	8,737	0.5%
<i>Native American</i>	14,278	0.8%
<i>Other</i>	4,577	0.3%
<b><u>Hispanic</u></b>	<b>95,242</b>	<b>5.5%</b>
<b><u>Two or More Race</u></b>	<b>60,660</b>	<b>3.5%</b>
<b><u>TOTAL POPULATION</u></b>	<b>1,737,034</b>	<b>100%</b>

**Source:** US Census 2000 (PL94-171 data).

\*\* Hispanic origin is not a race category; it may be viewed as a nationality group. Persons of Hispanic origin may be of any race. However, this table treats Hispanic and non-Hispanic persons separately, so that numbers do add to total population.

## Estimated Change in Population by Race King County, 1990 and 2000

	<u>1990</u>		<u>2000</u>		<u>1990 - 2000 Change</u>	
	Persons	%	Persons	%	Persons	%
<b><u>Non-Hispanic</u></b>						
<i>White</i>	1,256,345	83.3%	1,275,127	73.4%	18,782	1.5%
<i>Black / African American</i>	74,851	5.0%	91,798	5.3%	16,947	22.6%
<i>Asian / Pacific Islander</i>	115,822	7.7%	195,352	11.2%	79,530	68.7%
<i>Native American</i>	15,963	1.1%	14,278	0.8%	(1,685)	-10.6%
<i>Other</i>	16,409	1.1%	4,577	0.3%	(11,832)	-72.1%
<b><u>Hispanic</u></b>	44,337	2.9%	95,242	5.5%	50,905	114.8%
<b><u>Two or More Race</u></b>	na	na	60,660	3.5%		
<b>TOTAL:</b>	<b>1,507,319</b>	<b>100.0%</b>	<b>1,737,034</b>	<b>100.0%</b>	<b>229,715</b>	<b>15.2%</b>

**Source:** US Bureau of Census (PL 94-171 data for 1990 and 2000) and Washington State Office of Financial Management.

## Median Household Income for King County and Per Capita Personal Income 1990 - 2005

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
<b>1990</b>	<b>\$36,465</b>	<b>1.268</b>	<b>\$28,758</b>	<b>0.11%</b>	<b>\$24,593</b>	<b>\$19,395</b>	<b>-1.1%</b>
1991	\$39,658	1.341	\$29,573	2.84%	\$26,031	\$19,412	0.1%
1992	\$39,225	1.390	\$28,219	-4.58%	\$27,747	\$19,962	2.8%
**1993	\$39,338	1.429	\$27,528	-2.45%	\$28,587	\$19,783	-0.9%
**1994	\$41,104	1.478	\$27,811	1.03%	\$30,054	\$20,279	2.5%
<b>**1995</b>	<b>\$43,071</b>	<b>1.523</b>	<b>\$28,280</b>	<b>1.69%</b>	<b>\$32,205</b>	<b>\$21,132</b>	<b>4.2%</b>
**1996	\$44,344	1.575	\$28,155	-0.44%	\$34,440	\$21,867	3.5%
**1997	\$45,266	1.630	\$27,959	-0.70%	\$35,382	\$21,706	-0.7%
**1998	\$47,656	1.693	\$29,201	4.44%	\$39,335	\$23,234	7.0%
1999	\$53,200	1.728	\$30,787	5.43%	\$43,100	\$24,942	7.4%
<b>2000</b>	<b>\$55,900</b>	<b>1.792</b>	<b>\$31,194</b>	<b>1.32%</b>	<b>\$44,437</b>	<b>\$24,797</b>	<b>-0.6%</b>
2001	\$61,400	1.857	\$33,064	6.00%	\$43,842	\$23,609	-4.8%
2002	\$60,400	1.893	\$31,907	-3.50%	\$44,585	\$23,552	-0.2%
2003	\$60,400	1.923	\$31,409	-1.56%	\$45,334	\$23,575	0.1%
2004	\$61,300	1.947	\$31,484	0.24%	\$49,286	\$25,314	7.4%
<b>2005</b>	<b>\$62,400</b>	<b>2.002</b>	<b>\$31,169</b>	<b>-1.00%</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

NA = not available.

\*\* Median Household Income estimate includes King and Snohomish counties, and was expanded in 1993 to include Island County.

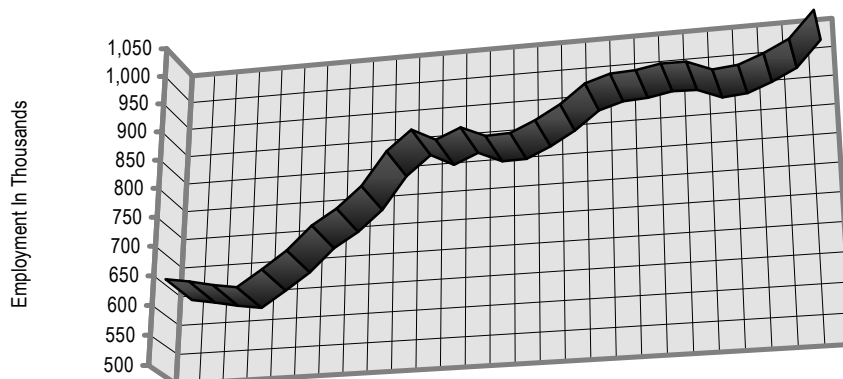
**Notes:** The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 1.00. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates.

**Source:** For median household income, US Department of HUD annual estimate of median household income by county, as modified by King County Office of Management and Budget. For per capita personal income, U.S. Dept. of Commerce, Bureau of Economic Analysis (BEA) Website, as reported by Washington State Employment Security 2006.

# Resident Civilian Labor Force and Employment

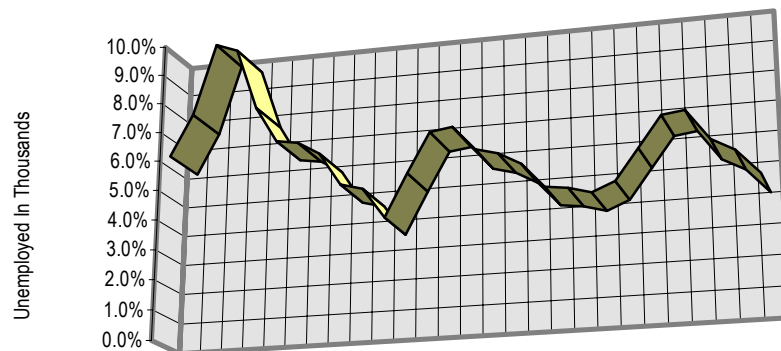
## King County, 1990-2006

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
<b>1990</b>	<b>898,900</b>	<b>867,300</b>	<b>31,600</b>	<b>3.5%</b>
1991	890,200	846,600	43,600	4.9%
1992	921,700	864,200	57,500	6.2%
1993	903,100	845,900	57,200	6.3%
1994	896,400	847,200	49,200	5.5%
<b>1995</b>	<b>915,100</b>	<b>866,300</b>	<b>48,800</b>	<b>5.3%</b>
1996	936,200	890,300	45,900	4.9%
1997	961,000	921,800	39,200	4.1%
1998	973,800	934,500	39,300	4.0%
1999	973,800	936,700	37,200	3.8%
<b>2000</b>	<b>984,600</b>	<b>944,700</b>	<b>39,900</b>	<b>4.1%</b>
2001	994,100	943,800	50,300	5.1%
2002	987,500	926,800	60,700	6.1%
2003	992,400	930,500	61,900	6.2%
2004	998,700	946,500	52,200	5.2%
<b>2005</b>	<b>1,017,300</b>	<b>968,300</b>	<b>49,000</b>	<b>4.8%</b>
2006 (July)	1,054,900	1,014,300	40,600	4.0%



**Resident  
Employment  
1980-2006**

**Percent  
Unemployed  
1980 - 2006**



**Note:** This table reports the resident civilian labor force for the King County portion of the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area. It reports only on residents of King County, excluding Snohomish County residents who commute to jobs in King County. Data are annual averages as revised and benchmarked in 2005.

**Source:** Washington State Employment Security Department, 2005.

**Nonagricultural Wage and Salary Workers in King County**  
**Average Annual Employment in King County by Sector**  
 2000 - 2005, Using "NAICS" Reporting Scheme \*

INDUSTRY	2000	2001	2002	2003	2004	2005
<b>GOODS PRODUCING</b>	<b>206,300</b>	<b>196,900</b>	<b>178,900</b>	<b>164,900</b>	<b>163,700</b>	<b>171,100</b>
Natural Resource & Mining	1,300	1,300	1,100	1,200	800	700
Construction	66,900	63,700	58,900	57,300	59,500	63,000
<b>Manufacturing</b>	<b>138,100</b>	<b>131,900</b>	<b>118,900</b>	<b>106,400</b>	<b>103,400</b>	<b>107,400</b>
Durable Goods	105,000	101,600	90,500	79,000	76,600	80,000
Fabricated Metal Products	6,900	6,700	6,300	5,900	6,100	6,100
Computer & Electronic Products	13,300	12,500	11,300	9,600	9,100	9,400
Transportation Equipment	58,800	58,000	51,100	43,400	41,200	44,200
<b>Aerospace Products &amp; Parts</b>	<b>53,400</b>	<b>54,100</b>	<b>47,200</b>	<b>39,600</b>	<b>37,300</b>	<b>39,500</b>
Non-Durable Goods	33,100	30,300	28,400	27,400	26,800	26,600
Food Products	12,300	11,400	10,400	10,500	10,600	10,700
<b>SERVICES PRODUCING</b>	<b>985,100</b>	<b>973,400</b>	<b>948,100</b>	<b>942,700</b>	<b>956,600</b>	<b>975,000</b>
<b>Trade, Transportation &amp; Utilities</b>	<b>242,300</b>	<b>236,600</b>	<b>225,400</b>	<b>221,000</b>	<b>222,700</b>	<b>222,700</b>
Wholesale Trade	67,000	65,700	63,100	61,800	62,500	62,300
Retail Trade	122,500	119,600	115,000	113,400	113,700	114,700
Transportation, Warehousing, Utilities	52,800	51,400	47,400	45,800	46,500	45,700
<b>Information</b>	<b>71,500</b>	<b>72,600</b>	<b>69,200</b>	<b>68,600</b>	<b>68,400</b>	<b>70,300</b>
<b>Software Publishers</b>	<b>31,400</b>	<b>34,500</b>	<b>34,800</b>	<b>35,700</b>	<b>37,800</b>	<b>40,000</b>
Telecommunications	19,900	20,600	19,100	18,300	16,700	15,600
<b>Financial Activities (Finance, Ins, Real Estate)</b>	<b>77,800</b>	<b>78,600</b>	<b>75,800</b>	<b>77,700</b>	<b>77,200</b>	<b>76,600</b>
<b>Professional &amp; Business Services</b>	<b>187,800</b>	<b>174,700</b>	<b>162,800</b>	<b>161,400</b>	<b>163,700</b>	<b>173,300</b>
Professional, Scientific & Technical Services	90,300	89,900	81,300	79,100	77,700	82,100
Management of Companies	21,000	20,500	20,900	22,200	22,700	23,200
Admin. Support, Waste Management	76,500	64,400	60,600	60,100	63,300	67,900
Employment Services and Temp's	40,200	28,400	25,100	25,100	27,500	31,600
<b>Educational &amp; Health Services</b>	<b>108,700</b>	<b>111,300</b>	<b>113,400</b>	<b>113,000</b>	<b>118,100</b>	<b>123,100</b>
Educational Services (private) & Social Assistance	35,200	35,600	36,200	34,300	38,100	40,500
Hospitals, Health Care & Residential Care	73,400	75,700	77,200	78,700	80,000	82,700
<b>Leisure &amp; Hospitality</b>	<b>102,500</b>	<b>102,300</b>	<b>99,400</b>	<b>100,000</b>	<b>103,800</b>	<b>106,300</b>
Food Service and Drinking Places	70,100	70,700	68,500	68,900	69,800	72,700
<b>Other Services</b>	<b>39,900</b>	<b>39,300</b>	<b>40,000</b>	<b>40,100</b>	<b>40,500</b>	<b>41,500</b>
<b>Government &amp; Education</b>	<b>154,600</b>	<b>158,000</b>	<b>162,100</b>	<b>160,900</b>	<b>162,200</b>	<b>161,200</b>
Federal Government	22,000	21,400	21,900	22,700	22,500	21,900
State Government including Education	50,400	52,000	53,000	52,900	54,200	54,200
Local Government including Education	82,200	84,700	87,100	85,300	85,400	85,100
<b>TOTAL NON-AGRICULTURAL EMPLOYMENT IN KING COUNTY</b>	<b>1,191,300</b>	<b>1,170,300</b>	<b>1,126,900</b>	<b>1,107,600</b>	<b>1,120,200</b>	<b>1,146,000</b>

**Note:** \*This table is reported under "NAICS", the new classification scheme for employment in the United States. NAICS (North American Industrial Coding System), replaced the Standard Industrial Code in 2000. Only NAICS coding will be available from now on. For earlier data trends of King County jobs using the SIC code, see next page. **This table reports on job locations in King County, not residents of King County.**

**Source:** Washington State Employment Security Department, 2005

## Jobs and Wage Level by Industry

### King County 2000 - 2005

INDUSTRY	2000		2001		2002		2003	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Construction	63,231	\$43,200	60,118	\$44,500	55,665	\$45,600	54,497	\$45,000
Manufacturing	136,403	\$53,700	130,293	\$53,500	117,068	\$60,100	104,732	\$58,500
Transp'tn and Warehousing	49,816	\$40,700	48,624	\$42,100	44,805	\$44,100	43,878	\$44,700
Wholesale Trade	65,050	\$54,100	63,763	\$54,700	61,069	\$55,600	60,047	\$56,300
Retail Trade	120,173	\$29,400	118,253	\$28,700	112,716	\$29,600	110,795	\$29,800
Food Services, Hotels	82,011	\$15,600	82,347	\$16,100	79,171	\$16,800	80,128	\$17,100
Finance, Ins, Real Est.	76,309	\$49,000	77,213	\$51,300	75,283	\$53,600	76,986	\$58,000
Information	71,058	\$161,700	72,130	\$136,600	68,739	\$124,300	67,855	\$141,400
Prof & Admin Services	202,182	\$45,200	188,639	\$49,500	176,970	\$50,600	175,580	\$51,000
Health, Educ and Other Serv.	147,827	\$29,400	152,628	\$30,400	154,613	\$31,600	156,001	\$32,100
Government	145,116	\$39,500	148,459	\$41,700	151,773	\$43,200	151,329	\$44,500
Other	5,236	\$50,600	4,913	\$52,400	4,808	\$55,100	4,484	\$58,500
<b>TOTAL</b>	<b>1,164,412</b>	<b>\$47,338</b>	<b>1,147,380</b>	<b>\$47,183</b>	<b>1,102,680</b>	<b>\$47,917</b>	<b>1,086,312</b>	<b>\$49,343</b>

INDUSTRY	2004		2005	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Construction	55,839	\$46,500	59,814	\$48,200
Manufacturing	101,975	\$60,600	105,565	\$65,200
Transp'tn and Warehousing	44,296	\$47,300	43,377	\$47,500
Wholesale Trade	60,687	\$60,900	60,501	\$62,300
Retail Trade	111,651	\$30,800	112,847	\$31,900
Food Services, Hotels	81,108	\$17,700	84,092	\$17,900
Finance, Ins, Real Est.	75,836	\$60,400	75,015	\$64,000
Information	67,978	\$104,900	69,779	\$97,000
Prof & Admin Services	180,639	\$54,600	145,483	\$54,000
Health, Educ and Other Serv.	156,711	\$34,300	160,379	\$35,800
Government	152,504	\$46,100	151,474	\$47,800
Other	4,137	\$60,900	1,356	\$68,700
<b>TOTAL</b>	<b>1,093,361</b>	<b>\$49,094</b>	<b>1,069,682</b>	<b>\$53,300</b>

**Source:** WA State Employment Security Dept, 2001 - 2005

**Notes:** Average wages paid are calculated by dividing the total wages paid by the number of covered jobs. Average wages are shown in current dollars. The top table uses the Standard Industrial Classification (SIC) coding which is no longer in use. Sectors in the bottom table are described using the North American Industrial Classification System (NAICS), which differ in composition from SIC sectors, so they are not comparable.



## Jobs and Wage Level by Industry

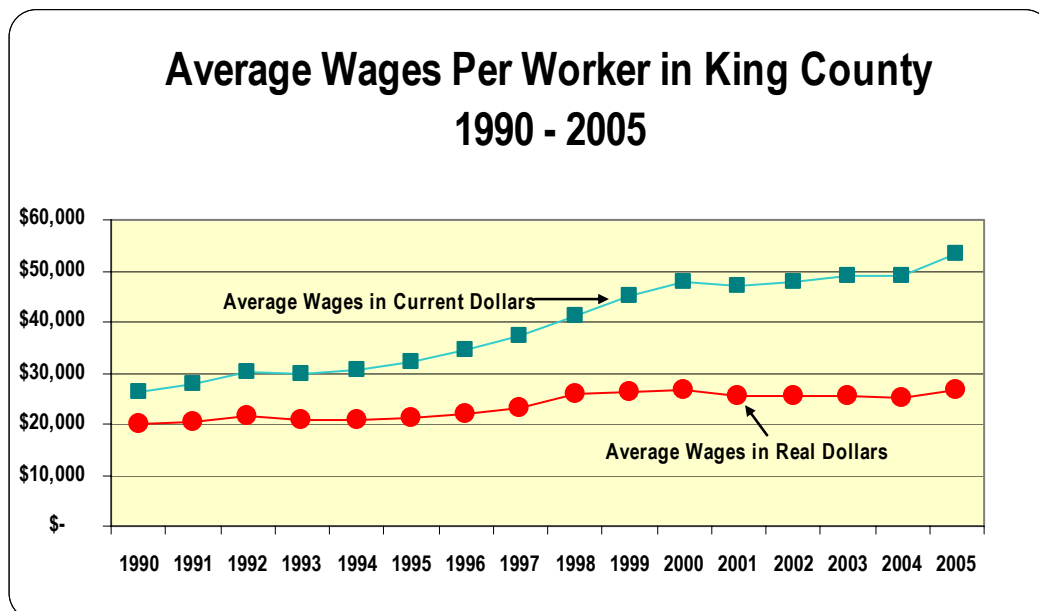
### King County 1991 – 2005

#### Trend Analysis:

The table on the opposite page shows the trend in average wages by job sector since 2000. In 2005, King County's average annual wage per worker increased more than 8% to \$53,300. Following a decade of growth, wages reached a peak in 1999, declined slightly in 2000 - 2001, and are once again on the upswing. The overall average blends high wages in manufacturing, finance, and software products and services with lower wages in retail, non-professional services, education, and government. The trend shows the effect of the recession from 2001 to 2003: Total payroll in 2005, \$57 billion, is barely above the year 2000 payroll of \$55 billion.

The average wage in the software publishing sector, at \$121,000 in 2004, is much higher than other sectors and dominates the "Information Services" industry. When the software sector is excluded, the average wage in King County was \$46,200 in 2004. The annual rise in average wages was 1.2%. These wages, however, reflect the situation of those who are working. They do not reflect the income of the 5.1% of the workforce who were unemployed during 2004. Meanwhile, average software salaries have dipped since 2003 because of decreased use of stock options.

A "living" or "family" wage in King County would have been about \$43,000 in 2003 for a household with one working adult and two dependents. This is equivalent to \$21.50 per hour, or three times the minimum hourly wage. A living wage has been defined as one which "allows families to meet their basic needs without resorting to public assistance, and provides them some ability to deal with emergencies and to plan ahead." (Northwest Policy Center, University of Washington). It is not a "poverty" wage. Some workers are not employed full-time year round. With a median annual earnings of about \$35,000 for all workers, and about \$45,000 for full-time, year-round workers, roughly half of King County's workers make less than the wage needed to support a family with one worker and two dependents. While many households have more than one worker, about 35% of all households in the County have total (combined) incomes less than the living wage.



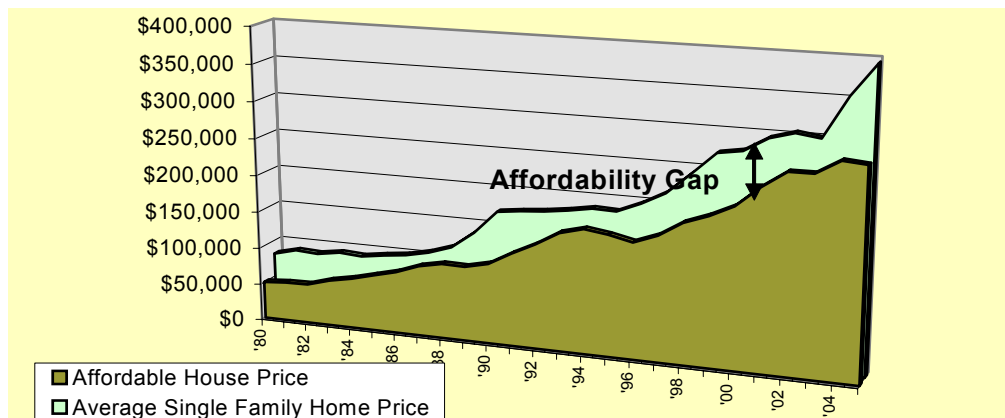
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

## Housing Affordability in King County

### Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2005

Year	Interest Rate	Median Household Income	Average Single Family Home Price	Affordability Gap
1980	12.36%	\$20,497	\$81,511	(\$31,000)
1985	10.77%	\$27,266	\$94,626	(\$18,700)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1995	7.40%	\$43,071	\$184,247	(\$22,247)
1996	8.17%	\$44,344	\$197,352	(\$42,452)
1997	7.60%	\$45,266	\$213,882	(\$46,882)
1998	7.00%	\$47,656	\$241,734	(\$55,234)
1999	7.50%	\$53,200	\$270,743	(\$72,643)
2000	7.25%	\$55,900	\$276,000	(\$62,700)
2001	7.00%	\$61,400	\$294,515	(\$54,215)
2002	6.00%	\$60,400	\$303,428	(\$41,128)
2003	6.00%	\$60,400	\$298,914	(\$36,614)
2004	5.50%	\$61,300	\$353,700	(\$72,600)
2005	5.75%	\$62,400	\$395,500	(\$117,000)

### The Housing Affordability Gap, 1980 - 2005



**Interest rate, house price data-** Central Puget Sound Real Estate Research Report.  
**Source:**  
 King County Housing Affordability Monitoring Reports (1988 - 1996).  
 Multiple Listing Service.

#### **Method/Background:**

Affordability is based on conventional lending assumptions: 25 percent income for principal and interest, 20 percent down payment, 30-yr. term at the prevailing market interest rates. Interest rates are calculated by blending adjustable rate mortgages and fixed rate mortgages.

The monthly affordable payment assumes 25 percent of monthly median income. The affordable home price is determined using a present value formula based on interest rate, affordable monthly payment and term.

The affordability gap shows the difference between the average sale price and the affordable home price. When average sales price exceeds the affordable home price, the gap is portrayed with negative (parenthetical) values.

The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size and assumes conventional, not FHA, lending criteria.

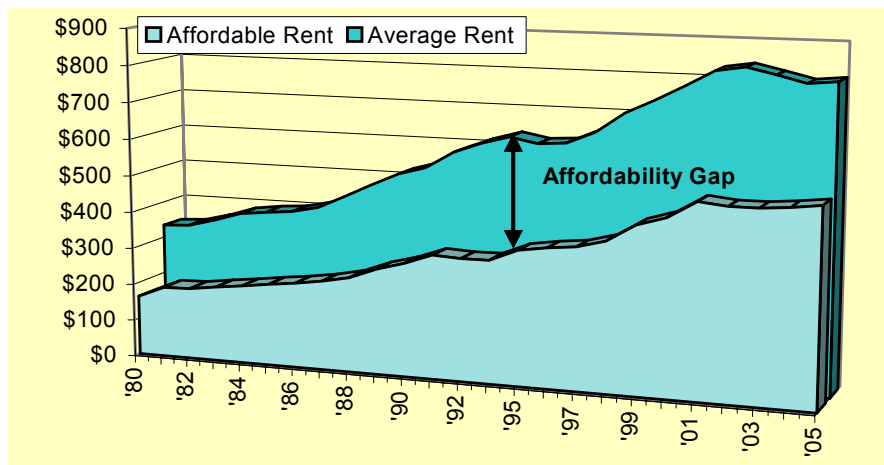
**NOTE:** Data for the second half of 1995 through 2004 are from Multiple Listing Services (MLS), and include condominiums but do not include most sales of new houses. 2005 data are from the King County Recorder's Office and include all residential sales.

## Rental Affordability Indicators for King County

### Incomes, Rent Prices and Affordability Gap, 1980 - 2005

Year	Median Renter Income	Low Renter Income	Average 2 BR / 1 BA Rent Price	Low Income Affordability Gap
1980	\$12,886	\$6,443	\$334	(\$173)
1985	\$17,782	\$8,891	\$395	(\$173)
1990	\$24,458	\$12,229	\$537	(\$231)
1995	\$28,896	\$14,448	\$617	(\$256)
1996	\$29,750	\$14,875	\$622	(\$250)
1997	\$30,369	\$15,184	\$655	(\$275)
1998	\$31,972	\$15,986	\$708	(\$308)
1999	\$35,697	\$17,849	\$744	(\$298)
2000	\$37,509	\$18,754	\$784	(\$315)
2001	\$41,193	\$20,597	\$826	(\$311)
2002	\$40,522	\$20,261	\$838	(\$331)
2003	\$40,522	\$20,261	\$821	(\$314)
2004	\$41,126	\$20,563	\$803	(\$289)
2005	\$41,864	\$20,932	\$810	(\$287)

### The Low Income Rental Affordability Gap 1980-2005



**Median income** - US Dept. of HUD, 1990 and 2000 U.S. Census.

**Average rent** - Dupre & Scott, Inc. in Central Puget Sound Real Estate Research Report (CPSRERR).

**Sources:**  
King County Housing Affordability Monitoring Report (1988-1996).

#### Method/Background:

Median renter income is 67.1% of median household income, a ratio derived from the 1990 and 2000 census. Low income renter income is one-half the median renter income. The 1980 Census ratio was 62.4%. The new ratio was phased in incrementally from '80-'89.

Rental affordability assumes that no more than 30% of income is spent on rent. The affordability gap is the difference between the average contract rent and 30 percent of monthly household income (annual income divided by 12). When the average rent price exceeds the affordable rent price, the gap is portrayed as negative (parenthetical) values.

Rental affordability for low income households is presented because, countywide, affordable rent for median renter households closely approximates or exceeds countywide average rent.

The 1992 Countywide Planning Policies established monitoring of housing trends including rental affordability. Rental affordability is defined for only two income categories, the median renter and 50 percent of median renter.